



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

3300 Newport Boulevard | P.O. Box 1768 | Newport Beach, CA 92658
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CAL GREEN NEW BUILDINGS - COMMERCIAL PLAN REVIEW COMMENTS

Project Description:

Project Address:

Plan Check No.:

Permit App. Date:

Plan Check Expires:

Use:

No. Stories:

Permit Valuation:

Architect/Engineer:

Phone:

Applicant/Contact:

Phone:

Plan Check Engineer:

Phone:

☒ 1st Review: (date)

☐ 2nd Review:
Italic comments

☐ 3rd Review:
By Appointment

The code section references are from the 2010 California Building Code and 2010 California Electrical Code, unless otherwise stated.

- **TO EXPEDITE PROJECT APPROVAL:** Please provide a written response indicating how and where each comment was resolved on the plans.
- Resubmit all previously reviewed plans, updated plans and supporting documents with each subsequent review.
- **AFTER 2nd PLAN REVIEW:** Please call the plan check engineer listed above to schedule a plan review appointment, to expedite project approval.
- For clarification of any plan review comment, please call the plan check engineer listed above.
- Plan review status is available online at **www.newportbeachca.gov**. Project status is also available using the interactive voice response system at 949-644-3255, or by speaking with a permit technician at 949-644-3288 during business hours.

California Green Code is applicable to new or newly constructed non residential buildings including shell buildings and first tenant improvements.

New construction projects shall meet all of the requirements of Division 5.1 through 5.5. Incorporate attached Cal Green General notes to the plan. Verify that the design complies with these standards.

Division 5.1-Planning and Design:

1. Develop SWPPP for newly constructed projects of less than one acre conforming to State Storm water NPDES as is required for projects one acre or more **(5.106.1)** , or provide best management practice (BMP) plan. **(5.106.2)**
2. **Short-term bicycle parking.** Provide permanently anchored bicycle racks within 200 feet from the entrance for visitors for 5% of motorized vehicle parking capacity but not less than one two-bike capacity rack. **(5.106.4.1)**
3. **Long-term bicycle parking.** For buildings with over 10 tenant-occupants, provide secure bicycle parking for 5% of tenant-occupied motorized vehicle parking capacity with a minimum of one space. **(5.106.4.2)**
4. Provide designated parking for low-emitting, fuel efficient and carpool/van pool vehicle per Table 5.106.5.2. **(5.106.5.2)**

| TABLE 5.106.5.2 | |
|---------------------------------------|----------------------------------|
| TOTAL NUMBER OF PARKING SPACES | NUMBER OF REQUIRED SPACES |
| 0–9 | 0 |
| 10–25 | 1 |
| 26–50 | 3 |
| 51–75 | 6 |
| 76–100 | 8 |
| 101–150 | 11 |
| 151–200 | 16 |
| 201 and over | At least 8 percent of total |

5. **Grading and paving.** Construction plans shall indicate how site grading or site drainage system will manage surface water flows to keep water from entering buildings. **(5.106.10)**

Division 5.4-Material Conservation and Resource Efficiency:

6. Provide readily accessible recycling storage areas that serve entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling. **(5.410.1)**
7. For new building 10,000 square foot and over, submit commissioning plan to show how the building is commissioned including the following information **(5.410.2.3)**:
 - a. General project information
 - b. Commissioning goals
 - c. Systems to be commissioned
 - d. Commissioning team information
 - e. Commissioning process activities, schedules and responsibilities. Include plans for completion of commissioning

Division 5.5-Environmental Quality:

8. Install only a direct-vent sealed-combustion gas fireplace or sealed wood-burning fireplace, or a sealed woodstove or pellet stove. **(5.503.1)**
 - a. Wood stoves shall comply with US EPA Phase II emission limits. **(5.503.1.1)**
9. **Acoustical control.** Employ building assemblies and components with STC values determined in accordance with ASTM E 90 and ASTM E 413 or OITC determined in accordance with ASTM E 1332, using either the prescriptive or performance method in Section 5.507.4.1 or 5.507.4.2. **(5.507.4)**
 - a. **Prescriptive method.** Wall and floor-ceiling assemblies exposed to the noise source making up the building envelope shall have exterior wall and roof ceiling assemblies meeting a composite STC rating of at least 50 or a composite OITC rating of no less than 40 with exterior windows of a minimum STC of 40 or OITC of 30 in the locations described in Items 1 and 2. **(5.507.4.1)**
 - i. **Noise exposure where noise contours are not readily available.** Building exposed to a noise level of 65 dB L_{eq} -1-Hr during any hour of operation shall have exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of at least 45 (or OITC), with exterior windows of a minimum STC of 40 (or OITC 30)
 - b. **Performance method.** For buildings located as defined in Section A5.507.4.1 or A5.507.4.1.1, wall and roof-ceiling assemblies making up the building envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (L_{eq} -1Hr) of 50 dBA in occupied areas during any hour of operation. **(5.507.4.2)**
 - i. **Site features.** Exterior features such as sound walls or earth berms may be utilized as appropriate to the project to mitigate sound migration to the interior. **(5.507.4.2.1)**
 - ii. **Documentation of compliance.** An acoustical analysis documenting complying interior sound levels shall be prepared by personnel approved by the architect or engineer of record. **(5.507.4.2.2)**
10. **Interior sound transmission.** Provide minimum STC 40 at wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places. **(5.507.4.3)**